

Delegated Report		Analysis sheet		Expiry Date:		05/08/2014	
		N/A / attached		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Karen Scarisbrick				2014/3859/P			
Application Address				Drawing Numbers			
38 Brookfield Park London NW5 1ET				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of existing concrete wall and erection of replacement brick built wall.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A press notice was published on 26/06/214 with an expiry of 17/07/2014. A site notice was posted on 20/06/2014 with an expiry of 11/07/2014.</p> <p>The one representation received states that there is no information indicating the location and extent of the wall. This information would be required in order to ensure that it would not impact upon the Grade II* listed Holly Village.</p> <p>Officers Response: A plan titled 'PROPOSED WALL DETAIL' was submitted with the application which indicates the position and scale of the proposed replacement wall.</p>					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park CAAC: No response was received at the time of report preparation.					

Site Description

The application site relates to a two-storey detached property located on the northeast side of Brookfield Park, on the junction with Swains Lane and St Albans Road, within the Dartmouth Park Conservation Area.

Relevant History

No relevant planning history.

Relevant policies

National Planning Policy Framework (NPPF) 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design

CPG6 Amenity

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

Assessment

The proposal would result in the replacement of an existing concrete panel wall along the property boundary at Brookfield Park and St Albans Road. The replacement would be a brick built wall of approximately the same height (1.8m), and would be in the same position as the existing wall.

The proposal is considered to be a visual improvement to the unsightly concrete panel wall and given that the Council only resists the loss of original boundary walls and railings within conservation areas, there is no objection to the application subject to the use of appropriate materials.

The application is therefore recommended for approval subject to a condition requiring the submission of materials.